

GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Proposal of Chief Engineer, Nagarjunasagar Project for Disposal of 459 surplus Quarters in Nagarjunasagar Project area (Outside the Security Zone) to the present occupants of Irrigation Department employees and the balance surplus quarters shall be given to the other occupants (ie., other Govt Department employees) and other than Govt employees who were allotted as per the existing norms at standard rent of Irrigation department with regard to NSP Quarters on payment of cost derived based on the depreciated value of building and the latest land value as per assessment made by the District Collector, Nalgonda, duly reserving few quarters for further use, if required – Orders - Issued.

REVENUE (ASSN.IV) DEPARTMENT

G.O.Ms.No. 1653

Dated:22-08-2011

Read the following:

- 1.G.O.Ms.No.855 Irrigation and CAD (PW-NSP) Department dated 6.12.1995
- 2.G.O.Rt.No.560 I&CAD (PW.NSP.1) dt. 8-9-1997
- 3.Representation from Joint Action Committee of Employees Teachers & Workers, Hill Colony, Nagarjuna Sagar, Nalgonda Dt.9.7.2004.
- 4.From APNGOs' Association representation dt.19.7.2004 and 30.12.2004.
- 5.From C.E., Nagarjuna Sagar Project, Hill Colony, Nalgonda District, Lr.No.E.IV(2)/33/DS/2001, dt.26.11.2004.
6. From Collector, Nalgonda Letter.No.E1/7276/2008, dt.27.7.08.

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O R D E R:

In the reference 1st read above, a Committee was constituted to examine the various issues on Nagarjuna Sagar Project properties to be put to use or their disposal in case they are not put to use. The Committee was re-constituted in the reference 2nd read above. The said Committee submitted its recommendations on 1) land, 2) power and 3) buildings. Regarding buildings, the Committee finally recommended that surplus quarters of all the six circles of NSP can be disposed off by constituting the Committee. Accordingly, Government constituted a committee to fix the market value of the quarters outside the security zone of NSP and in all the circles of NSP for disposal. The above committee identified 459 surplus quarters outside the security zone in NS Dam circle. (EE-4, AE-5, A-72, B-378).

2. In the references 3rd and 4th read above, the Chairman, Joint Action Committee, NS Dam and the APNGOs Association requested to extend the helping hand in ordering the disposal of Govt., quarters to the occupants in Nagarjunasagar Project area on nominal rate on par with the concession extended earlier in G.O.61,Irrigation and CAD (PW-NSP-I) Department, DT.3.7.2004 and help them to cherish the ambition of acquiring the house (quarters) of their own since they are working there for the past 30 to 35 years without any transfer and settled there only and are due to retire shortly and also keeping in view the policy decision of the Government to provide a house to every Government Employee before retirement as a social security measure.

3. In the reference 5th read above, the Chief Engineer, Nagarjuna Sagar Project has reported that the said Quarters were constructed 50 years ago on temporary basis. After the construction of the Dam, they were to be dismantled and quarters on permanent basis were supposed to be constructed as per the sanctioned strength of the N.S. Dam Employees. No repairs works,

maintenance etc., to the quarters have been attended to for the last 15 years. The Employees residing in the respective quarters spent personal amounts for repairs/maintenance. It is also noticed that some of the quarters which are vacant have collapsed due to non maintenance and are not in living condition and are in dilapidated condition. If the Government takes a decision to dismantle the said old quarters, the dismantling charges will be more than the depreciated cost of the useful material i.e. Doors, Windows.

4. The Chief Engineer (Nagarjunasagar Project) has further reported that the cost of the land is Rs.90,000/- per acre and cost of land of each quarter ranges from Rs.9,000/- to Rs.76,000/- and the proposed rates are of Rs.100/- Rs.200/- and Rs.300/-. Out of 459 surplus quarters out side the security zone in Nagarjunasagar Project, 115 quarters are occupied by Pensioners, 226 quarters are occupied by other Government Employees and 118 quarters are occupied by private persons.

5. In the reference 6th read above, the District Collector, Nalgonda reported that the market value of Sy.No.70 has been fixed by the Government previously at Rs.1.00 lakh per acre in G.O.Ms.No.1287, Revenue (Assn.IV) Dept., dt.10.10.2007 for the house sites of TNGOs., of Nidmanoor Taluk. Therefore, the market value of Nandikonda village may be considered as Rs.1.00 lakh per acre. The District Collector, Nalgonda also reported that, the Sy.No.70 of Nandikonda Village is the Government land and the quarters are under the control of Irrigation Department and it is not forest land.

6. The Finance Dept., have agreed to the above proposal with a slight alteration i.e. the balance surplus quarters shall be given to other occupants (i.e. other Government Department Employees only).

7. The matter has been further examined and observed that, the present proposal is for disposal of surplus 459 NSP quarters at NS Dam, Nagarjunasagar to the present occupants of Irrigation Department and to other Government Department employees and it may not attract the Court cases WPs / SLPs pending in APHC / Supreme Court in confirming the position by referring it to Law Department.

8. In this regard, a meeting was held on 21-4-2011 in the Chambers of Minister for PR & RWS with certain group of Ministers and concerned officials and after detailed discussion, it has been decided that the proposal of the Chief Engineer, Nagarjuna Sagar Project can be agreed to duly including allottees (other than Government Employees) who were allotted quarters as per the existing norms at standard rent of Irrigation Department with regard to NSP quarters.

9. Government after careful examination of the matter, agreed to the proposal of the Irrigation (Maj.VII) Department & Chief Engineer, Nagarjuna Sagar Project. Accordingly, the Government hereby permit the Chief Engineer, Nagarjuna Sagar Project for disposal of 459 surplus Quarters in Nagarjunasagar Project area (Outside the security zone) to the present occupants of Irrigation Department and the balance surplus quarters shall be given to the other occupants (ie., other Govt Department employees) and also to other than the Govt. employees who were allotted as per the existing norms at standard rent of Irrigation department with regard to NSP Quarters, on payment of cost derived based on the depreciated value of building and the latest land value as per assessment made by the District Collector, Nalgonda, subject to usual terms and conditions as laid down under Rule 6 of Andhra Pradesh (Telangana Area) Alienation of State Land Revenue Rules, 1975 and other usual conditions in force. The Irrigation & CAD (Maj.VII) Department is requested to reserve few quarters for future use, if required, out of the 459 quarters.

10. The Irrigation Department / Chief Engineer, Irrigation Department / The District Collector, Nalgonda shall take further necessary action in the matter and ensure that the payment of the cost of quarters is made by the allottees and to credit the amount to the relevant Head of Account and inform the credit particulars to the Government, immediately.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

ANIL CHANDRA PUNETHA
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Chief Engineer, Nagarjuna Sagar Project,
Hill Colony -508 202, Nalgonda District. through Irrigation Department.
The District Collector, Nalgonda.
The Irrigation & CAD (PW) Department.

Copy to:

The Spl. Chief Secretary & CCLA., Hyderabad.
The General Administration (Cabinet) Department,
(w. r. t. U.O.No.165/2011, dated.17-08-2011.)
The Spl. C.S. to Chief Minister.
The P.S. to Minister (Revenue)
The P.S. to Minister (Major Irrigation).
The P.S. to Minister (PR & RWS).
The P.S. to Minister (Finance)
The P.S. to Principal Secretary, Revenue Department.
The P.S. to Secretary to Govt. (AD), I&CAD Department
P.A. to Dy. Secretary to Govt. (TV)
SF/SC.

// FORWARDED::BY ORDER //

SECTION OFFICER